

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94	-94A	FAIRMONT ST, ARLINGTON

OWNERSHIP

Owner 1:	RAMEIOR LISA B/TRUSTEE		
Owner 2:	RAME FAMILY TRUST		
Owner 3:			
Street 1:	94 FAIRMONT ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	RAMEIOR ANNE M & LISA B -		
Owner 2:	-		
Street 1:	94 FAIRMONT ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1953, having primarily Wood Shingle Exterior and 2492 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.15813	Total SF/SM:	6888	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON		Total:	501,314	Spl Credit		Total:	501,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

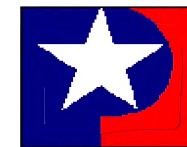
Total Card /

Total Parcel

916,100

916,100

916,100



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	1973
	Prior Id # 2:	
	Prior Id # 3:	
3	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
6	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
1/22/2009	Meas/Inspect	345	PATRIOT
10/19/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent	163	PATRIOT
9/23/1999	Measured	163	PATRIOT
8/25/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6888.000	414,800		501,300	916,100		1973
							GIS Ref
							GIS Ref
Total Card	0.158	414,800		501,300	916,100	Entered Lot Size	
Total Parcel	0.158	414,800		501,300	916,100	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card:		367.56	/Parcel:	367.56	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	104	FV	414,800	0	6,888.	501,300	916,100		Year end	12/23/2021	PRINT		
2021	104	FV	393,100	0	6,888.	501,300	894,400		Year End Roll	12/10/2020		Date	Time
2020	104	FV	393,100	0	6,888.	501,300	894,400	894,400	Year End Roll	12/18/2019		12/29/21	18:10:3
2019	104	FV	353,700	0	6,888.	532,600	886,300	886,300	Year End Roll	1/3/2019	LAST REV		
2018	104	FV	353,700	0	6,888.	388,500	742,200	742,200	Year End Roll	12/20/2017		Date	Time
2017	104	FV	331,600	0	6,888.	338,400	670,000	670,000	Year End Roll	1/3/2017			
2016	104	FV	331,600	0	6,888.	288,300	619,900	619,900	Year End	1/4/2016	08/22/17	09:25:0	
2015	104	FV	276,500	0	6,888.	282,000	558,500	558,500	Year End Roll	12/11/2014			

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

EXTERIOR INFORMATION

Type:	14	- Multi- TnHs
Sty Ht:	2	- 2 Story
(Liv) Units:	2	Total: 2
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BROWN	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1953	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G12	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	6	- Ceramic Tile	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2005		0.00	T	11.2	104					

More: N

Total Yard Items:

Total Special Features:

Total:

BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

DEPRECIATION

Phys Cond:	AG	- Avg-Good	26.0	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			26.4	%

CALC SUMMARY

Basic \$ / SQ:	150.00
Size Adj.:	1.13882685
Const Adj.:	1.03020000
Adj \$ / SQ:	175.983
Other Features:	117800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	563623
Depreciation:	148796
Depreciated Total:	414826

COMMENTS

PDAS	OF=BMT SINK.
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RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 9		BRs: 4		Baths: 1		HB 1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

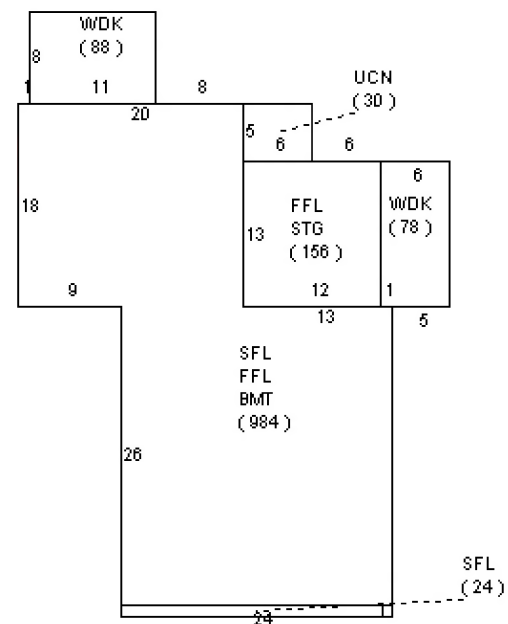
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
1	3	1	M
Totals			
2	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Dep:	175.98	
Special Features:	0	Val/Su Net:	119.06	
Final Total:	414800	Val/Su SzAd	193.11	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,140	175.980	200,621	
SFL	Second Floor	1,008	175.980	177,391	
BMT	Basement	984	64.810	63,769	
WDK	Deck	166	12.390	2,056	
STG	Storage	156	7.500	1,170	
UCN	Canopy	30	27.200	816	
Net Sketched Area:		3,484	Total:	445,823	
Size Ad	2148	Gross Area	3484	FinArea	2492

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc.

